



**Town of Arlington, Massachusetts**  
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## **Redevelopment Board Minutes 02/04/2004**

Arlington Redevelopment Board  
Minutes February 2, 2004

Members Present: Ed Tsoi  
Roly Chaput  
Nora Mann  
Barry Faulkner  
Lynne Lowenstein (at 8:20)

Also Present: Kevin J. O'Brien, Secretary ex officio  
Laura Wiener, Housing Director  
Joey Glushko, Planner (8.35)

Ed Tsoi recognized Bob Annese representing Caccavaro Development Group for review of plans at the 50% stage for 27 condominium units at 264 Massachusetts Avenue. Bob Annese indicated that there were no major changes but that the architect had responded to Board concerns. He then introduced John Cole and Gary Larson to present the plans. Their presentation emphasized the redesign of the front entrance in both the design of the handicapped ramp and the entrance porch. They also explained that they had added a handicapped lift at the rear building entrance. Their acoustics engineer presented the sound levels that the HVAC units would produce and said that he recommended a variable speed motor to reduce the sound produced by the garage exhaust fan.

Ed Tsoi questioned the use of cementitious and fiber panels on the third floor and asked that they investigate the use of stucco. The architect asked about the use of decorative lighting sconces on the front of the building in light of the Board's apparent prohibition against any lighting fixture in which the source of light was visible. The Board indicated that it was willing to review the choice of lighting fixtures.

Nora Mann moved that the 50% plans be accepted and that the applicant submit 100% plans for review by Planning Department staff with the Board reviewing lighting fixtures and that the applicant build a mock-up showing the building materials and colors on the site for Board review. The motion was seconded by Barry Faulkner and voted 4 to 0 in the affirmative.

The applicant asked if they could get a foundation permit. The Board responded that it had no objection as long as the applicant understood that any such construction before approval of the 100% plans would be done at the applicant's risk.

Ed Tsoi introduced the next item of business, which was to discuss the proposals for the Symmes Hospital site redevelopment. He indicated that the Board expected to go into executive session later in the meeting to further discuss aspects of the proposals.

Lynne Lowenstein who had recused herself for the discussion of the 264 Mass. Ave. project joined the meeting at 8:20.

Ed Tsoi introduced a form with a list of the categories of criteria on which Board members could note his or her evaluation. He indicated that he would use the sheet to structure the discussion of the proposals. Joe Tulimieri and Alan McClennen reported the results of their reference checks to date. Each Board member reported a synopsis of the proposal he/her had been assigned.

Nora Mann moved that the Board enter into Executive Session to discuss the financial offers in a manner that would affect the value of Town property if held in open session. Roly Chaput seconded the motion and Kevin O'Brien called the roll. Roly Chaput – yes, Nora Mann – yes, Lynne Lowenstein – yes, Barry Faulkner – yes, Ed Tsoi – yes.

At 10:30 the Board left Executive Session and returned to open meeting. Ed Tsoi noted that he was scheduled to report to the Board of Selectmen at 7:15 on February 9<sup>th</sup>. He asked other Board members to be there and asked that Charlie Foscett of the Symmes Advisory Committee join him.

The Board approved the minutes of 12/29/03, 1/12/04, and 1/13/04.

Kevin O'Brien reported that the Ed Hovseppian, the developer for 19R Park Avenue Extension, requested that the continuation of his public hearing be held as a workshop to provide him more direction about how to proceed. The Board was in agreement, but asked to change the date of the continued hearing from February 23 to a later date.

The Board adjourned at 11:00.

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#### Executive Session

Nora Mann moved and Roland Chaput seconded that the Board enter into Executive Session with members of the Symmes Advisory Committee to discuss matters that would affect the value of Town-owned property if held in open session. Kevin O'Brien polled the board: Roland Chaput – yes, Nora Mann – yes, Lynne Lowenstien – yes, Barry Faulkner – yes, Ed Tsoi – yes.

Participants in the Executive Session included the Board, some members of the Symmes Advisory Committee, consultants Alan McClennen, Joe Tulimieri, Craig Seymour, and staff Kevin O'Brien and Joey Glushko.

Craig Seymour reviewed his financial analysis of the four proposals indicating that there was information missing or needing to be confirmed in each of the proposals. He was instructed to provide his questions to Kevin O'Brien, who would communicate them to the applicant teams and return the responses to Craig to complete his analysis.

Barry Faulkner moved that the Board end its Executive Session, Roland Chaput seconded the motion, and Kevin O'Brien polled the Board: Roland Chaput – yes, Nora Mann – yes, Lynne Lowenstien – yes, Barry Faulkner – yes, Ed Tsoi – yes.

Respectfully submitted,  
Kevin O'Brien



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## **Redevelopment Board Minutes 02/04/2004**

Minutes of Arlington Redevelopment Board  
February 4, 2004

Members Present: Ed Tsoi  
Nora Mann  
Barry Faulkner  
Lynne Lowenstein  
Roly Chaput @ 8:10

Also Present: Kevin J. O'Brien, Director of Planning & Community Dev.  
Laura Wiener, Planner  
Joey Glushko, Planner

Ed Tsoi called the meeting to order at 7:35 when the three member quorum was achieved. He indicated that the first item on the agenda was consideration of the lease proposals for the Gibbs School building. He asked each applicant to briefly describe its proposal. Ted Wilson spoke for Schools for Children. He indicated that his proposal included an offset for the cost of using gym space given the policy included as Addendum No. 4 in the Request for Proposals. Marianne Racioppi spoke for Learn to Grow, who said that she had worked out a scheduling conflict with the Recreation Division for use of the gym and pointed out that her proposal also indicated a rent adjustment in light of the above mentioned policy for use of the gym. She indicated that an objection to a provision in the lease regarding subleasing of the space was misunderstood and that she no longer objected to the language. She said that she wished to lease additional space in the form of two offices now leased and also requested by the Arlington Center for the Arts. Michael Bedford spoke next for the Arlington Center for the Arts (ACA) and said that he thought the space issue mentioned by Learn to Grow could be worked out. Staff was instructed to work with the two applicants to find a resolution. Michael Bedford said that the Center could not afford to pay the minimum rent (equal to operating expenses) but believed that the Center provided a valuable service to the Town and pledged to increase their schedule and increase services provided in Arlington schools. Barry Faulkner acknowledged that the Town wants the ACA to be successful; Nora Mann acknowledged the good work done in the schools by the Center and wanted to hold them to the commitment to increase the programs and asked that they return in one year to report on the programs. Kate Markarian, President of Eliot Community Human Services, spoke for the Kelliher Center and said that they propose to occupy the same space they now occupy and are adamantly opposed to switching a room with the ACA as some have suggested. When asked if she felt a trade could be worked out some time in the future, she indicated that she had been caught off guard by the proposal, that her agency worked well with the other tenants, and that she was committed to the space and were expecting a federal certification based on the space as currently configured.

Jon Jalbert then spoke for the Town Recreation Division. He also indicated that his division could not pay the full operating costs for the gym space that the division controls. Ed Tsoi observed that the Town's goals were not to make the most money but to have good tenants.

Nora Mann moved that the Board accept the proposals subject to staff and legal counsel being able to negotiate leases, Barry Faulkner seconded the motion and it was voted 4 or 5 -0 in the affirmative.

Ed Tsoi introduced the next item, which was a discussion of the Symmes proposals. The Board discussed information that they wanted before making a decision on the proposals. The Board wanted to get the rest of the reference checks, an estimate of the disposition appraisal, if possible, answers to the questions of the financial consultant from RKG Associates, and a consistent analysis of the open space proved by each proposal.

The Board then proceeded to go through the issues in categories as proposed by Ed Tsoi indicating a plus or minus or zero for each proposal. The discussion in this form was intended to allow each Board member to discuss his or her analysis of the proposals and provide a basis from which to determine the highest ranked proposal. The shorthand responses are recorded as follows.

<b>Program</b>	Fish	B/K	D/C	Archstone
Faulkner	+	+	-	-
Mann	+	-	+	-
Chaput	+	-	+	-
Lowenstein	+	-	+	-
Tsoi	+	-	0	0

<b>Traffic</b>	Fish	B/K	D/C	Archstone
Faulkner	+	0	0	0
Mann	+	0	0	0
Chaput	+	+	0	0
Lowenstein	+	-	-	0
Tsoi	+	+	-	0

<b>Design/Mass</b>	Fish	B/K	D/C	Archstone
Faulkner	++	+	-	-
Mann	+	+	-	-
Chaput	-	+	-	-
Lowenstein	+	-	-	-
Tsoi	+	-	-	-

<b>Abutter Imp.</b>	Fish	B/K	D/C	Archstone
Faulkner	0	0	0	0
Mann	0	0	0	0
Chaput	0	0	0	0
Lowenstein	0	-	0	0
Tsoi	0	-	0	0

The Board then asked for comment from those in the audience before going into executive session to discuss negotiating strategy regarding the financial proposals.

After some comment, Roly Chaput moved that the Board enter into Executive Session with the members present from the Symmes Advisory Committee to discuss the financial proposals in a manner that if discussed in open session would affect the value of the Town property. Kevin O'Brien polled the Board Lynne Lowenstein – yes, Roly Chaput – yes, Barry Faulkner – yes, Nora Mann – yes, Ed Tsoi – yes.

Executive Session Minutes attached.

Lynne Lowenstein moved and Roly Chaput seconded that the Board leave Executive Session. Kevin O'Brien polled the Board: Lynne Lowenstein – yes, Roly Chaput – yes, Barry Faulkner – yes, Nora Mann – yes, Ed Tsoi – yes.

The meeting adjourned at 10:40.

Respectfully submitted,  
Kevin J. O'Brien



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## **Redevelopment Board Minutes 2-4-04 Executive Session**

ARB Meeting 2-4-04 Executive Session

Roly Chaput moved that the Board enter Executive Session with the members present from the Symmes Advisory Committee to discuss the financial proposals in a manner that if discussed in open session would affect the value of the Town property. Kevin O'Brien polled the Board: Lynne Lowenstien – yes, Roly Chaput – yes, Barry Faulkner – yes, Nora Mann – yes, Ed Tsoi – yes.

Kevin O'Brien reiterated that the reason for the executive session was that the Board wished to discuss a negotiating strategy to determine if it wished to ask the applicants to submit a best and final offer. He then discussed the alternative methods the Board could consider. It could ask all applicants for a best and final offer (BAFO); it could shortlist two applicants and ask them for a BAFO; it could rank the proposals and negotiate with the first ranked. He also pointed out the BAFO could be limited to price or program or include both.

Charlie Foskett asked that the cash contribution offered by Diversified/Congress be included in the financial analysis to make sure that all proposals included all requisite parts of the offer.

The Board then talked about the effect of the offers on the Town, specific to the tax rate. Charlie Foskett suggested that the Board consult with Town Counsel regarding the desire to retain all tax revenues within the urban renewal project in order to pay off the indebtedness before it became necessary to increase the tax rate as authorized by the debt exclusion vote. The Board instructed staff to look into this.

Lynne Lowenstien moved and Roly Chaput seconded that the Board leave Executive Session. Kevin O'Brien polled the Board: Lynne Lowenstien – yes, Roly Chaput – yes, Barry Faulkner – yes, Nora Mann – yes, Ed Tsoi – yes.